

Central Wisconsin Community Action Council, Inc.
PBP Committee Meeting Minutes
October 31, 2014

Present: John Atkinson, John Wenum, Scott Beard, Charlie Krupa, Joy Casperson, Sandy Wormet, and John Earl

Excused Absence: Renee Greenland

Staff: Fred Hebert, Ed Czerkas, George Thompson, Dale Casperson, and Donna Lynch

Guests: Donna Maly, Bob Maly, Muriel Harper, Brenda Krupa, Maribeth Stivers, Dave Singer, Rose Marie Langland, Bill Gomoll, Kay Gomoll, and Gina Gray

1. Charlie Krupa called the meeting to order. Roll call was taken with seven members present.
2. Motion passed by unanimous vote approving the agenda and minutes of the October 10, 2014 PBP Committee meeting minutes.
3. Ed presented the Buildings Maintenance & Repairs Report: Wyona Lake Apts - fully occupied with waiting list; Beaver Dam – commercial space available, apts fully occupied, future projects pending, roof repair pending, commercial space available; Portage – commercial space available, apts fully occupied, roof replacement pending; Pine Grove – fully occupied; Adams Bldg – projects nearly completed, rental space available; Dells Bldg – paint/stain deck railing completed, other projects nearly complete; Apt openings at Kirk-Wood, Wood Hollow, Holly Heights, and Rolan's Senior Village; Rolan's Senior Village Grand Opening taking place today.
4. Committee members reviewed a lending resolution for repair of the Portage and Beaver Dam building roofs which reads, "**WHEREAS:** Central Wisconsin Community Action Council, Inc. has existing mortgages with Forward Community Investments, Inc. on properties located at 134 South Spring Street, Beaver Dam, WI, and 203 DeWitt Street, Portage, WI; and **WHEREAS:** The original mortgage on the Beaver Dam building was \$354,000.00 with a remaining balance of \$336,056.99 and a maturity date of December 18, 2017 and interest rate of 4.75 percent; and **WHEREAS:** The original mortgage of the Portage building was \$145,000.00 with a remaining balance of \$139,775.62 and maturity date of September 26, 2017 and interest rate of 4.25 percent; and **WHEREAS:** Each of the buildings is in desperate need for roof repair and replacement; and **WHEREAS:** The cost for replacement on the Beaver Dam building roof is \$36,100.00 and cost of replacement on the Portage building is \$31,900.00; **Now there for let it be resolved:** Central Wisconsin Community Action Council, Inc. is requesting to borrow from Forward Community Investments those amounts for roof repairs for each building recognizing that each mortgage will be amended or that new mortgages for each building will be implemented, and further **Resolve**, that authority be vested in the Executive Director to sign all documents necessary and required including each of the amended or new mortgages." After discussion, motion passed by unanimous vote approving the resolution and recommending full board approval.
5. The potential buyers for our Randolph home purchased through our Neighborhood Stabilization Program have been pre-approved by their lending institution. We are waiting for a purchase offer and hope to close by January 15, 2015.
6. The Grand Opening for Rolan's Senior Village is taking place today. Three qualified tenants have been located so far with more interviews scheduled to gain full occupancy as soon as possible.
7. Fred mentioned that the budget planned for Rolan's Senior Village exceeded expectations by approximately \$50,000 to \$80,000 which may cause an increase in the building mortgage.
8. Fred mentioned we have three families in our new Women's/Families Homeless Shelter and three men in the new Men's Shelter, both located in Beaver Dam. Muriel Harper is now on the New Beginnings Board of Directors and has provided great assistance in getting the Women's/Families Shelter up and running.
9. Meeting Adjourned – Next Meeting – Friday, December 12, 2014